

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **STEVE NORN**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

- and -

STEVE NORN

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of three thousand ninety dollars and ninety seven cents (\$3090.97).

DATED at the City of Yellowknife, in the Northwest Territories this 7th day of
September, 2006.

Hal Logsdon
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,
Applicant, and **STEVE NORN**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

NORTHERN PROPERTY LIMITED PARTNERSHIP

Applicant/Landlord

-and-

STEVE NORN

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 31, 2006

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: Krista Cooper, representing the applicant

Date of Decision: August 31, 2006

REASONS FOR DECISION

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises which was the last known address of the respondent. The respondent failed to appear at the hearing and the hearing was held in his absence.

The tenancy agreement between the parties was terminated on August 7, 2006 when the respondent vacated the premises. The applicant retained the security deposit and accrued interest, applying it against cleaning costs, carpet cleaning and rent arrears. The applicant completed a statement of the security deposit in accordance with section 18(2) of the *Residential Tenancies Act* and provided a copy of the statement in evidence. The statement indicates a balance owing to the applicant in the amount of \$3090.97.

The applicant stated that the rent for August, 2006 had been prorated to the date the respondent vacated.

I find the statement in order. Applying the security deposit and interest first to cleaning and carpet cleaning, I find rent arrears in the amount of \$3090.97 calculated as follows:

Security deposit	\$642.50
Interest	9.43
Cleaning & carpet cleaning	(492.90)
Rent arrears	<u>(3250.00)</u>
Amount due applicant	\$3090.97

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$3090.97.

Hal Logsdon
Rental Officer